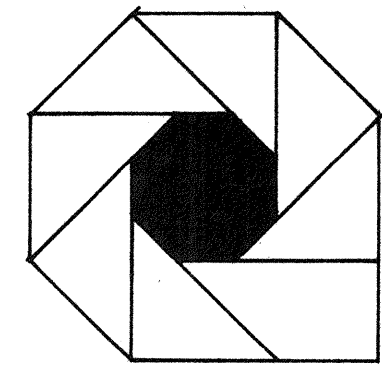
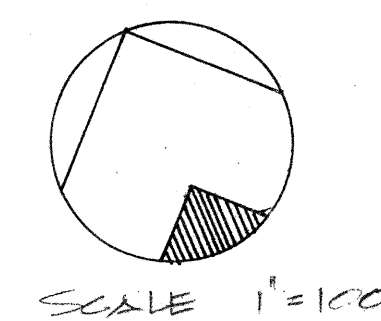


LEGEND

EXISTING CONTOURS — 822

NOTES: WATER SERVICE WILL BE PROVIDED BY CITY WATER BOARD AND SANITARY SEWER SERVICE WILL BE PROVIDED BY THE CITY OF SAN ANTONIO

THE ALLEY S ARE TO TO BE USED AS PART OF THE CIRCULATION SYSTEM FOR THE ARTERIAL STREETS



ELMWOOD PROPERTIES
A DIVISION OF
QUINCY LEE INTERESTS

*CUL De Sac
length
1900'*

PRELIMINARY OVERALL DEVELOPMENT PLAN

WETMORE BUSINESS PARK OFFICE-SERVICE CENTER DEVELOPMENT

CONSTRUCTION TIME TABLE

UNIT-1	UNDER CONSTRUCTION
UNIT-2	UNDER CONSTRUCTION
UNIT-3	FEBRUARY 1985
UNIT-4	AUGUST 1985
FUTURE UNITS	DECEMBER 1985

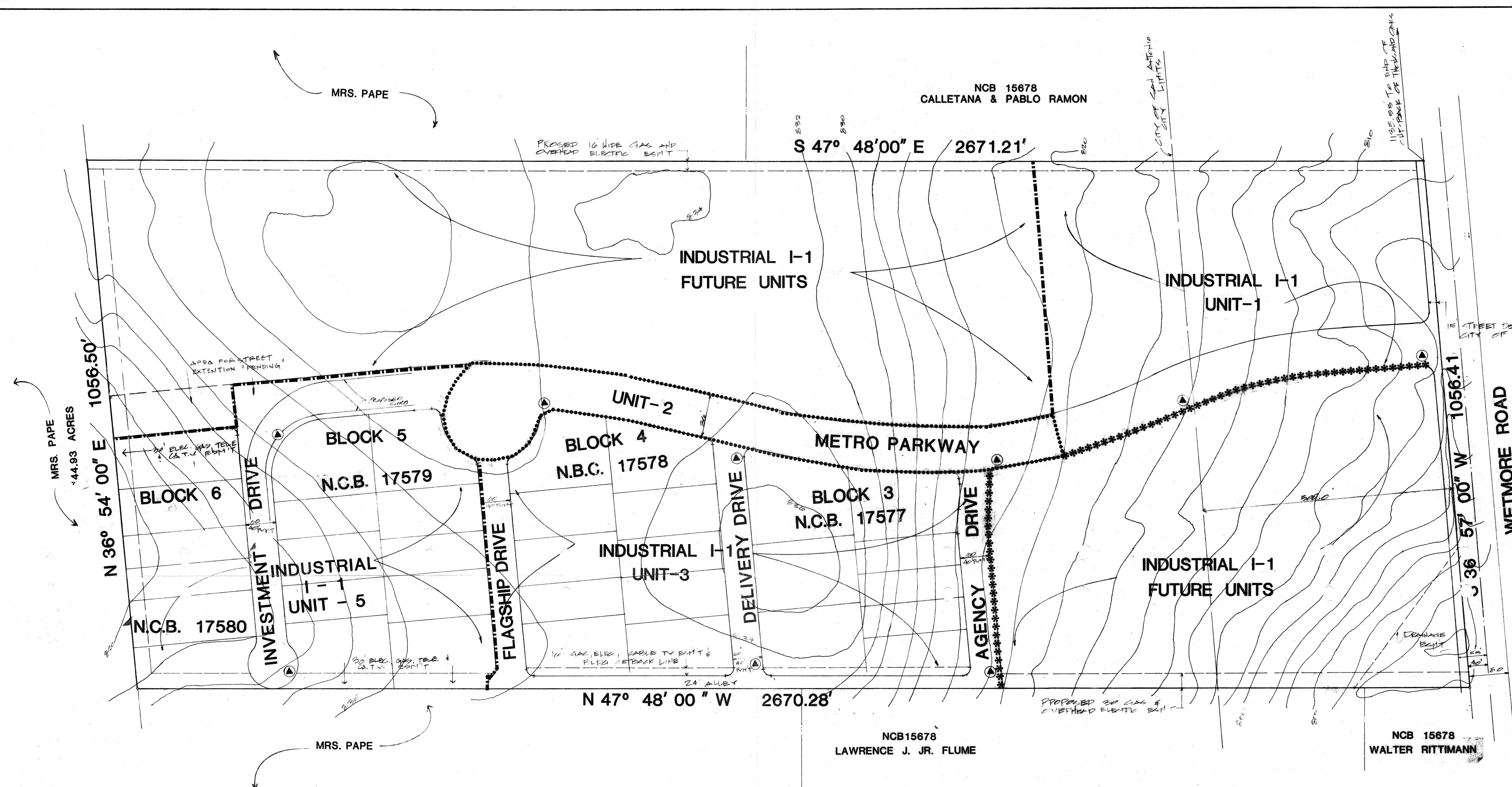
Revised to reflect ownership in the immediate area

New Proposal reflects extension of 86' facility to western boundary with temp cul de sac.



PMA and Associates, Inc.
BUILDING DESIGN & PLANNING • CIVIL ENGINEERING • SURVEYING

442 BREESEPORT
SAN ANTONIO, TEXAS 78216
512-341-2211



PRELIMINARY OVERALL DEVELOPMENT PLAN

WETMORE BUSINESS PARK OFFICE-SERVICE CENTER DEVELOPMENT

CONSTRUCTION TIME TABLE

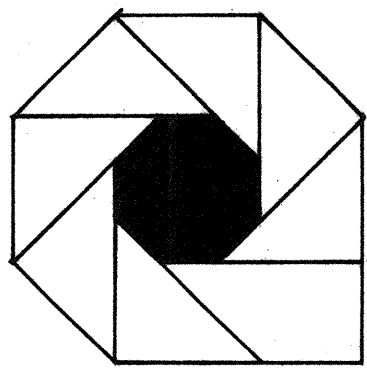
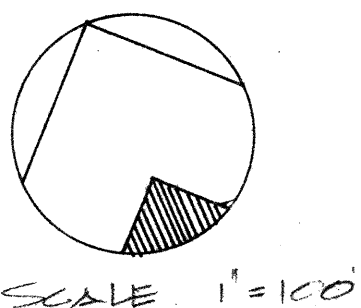
UNIT-1	UNDER CONSTRUCTION
UNIT-2	UNDER CONSTRUCTION
UNIT-3	FEBRUARY 1985
UNIT-4	AUGUST 1985
FUTURE UNITS	DECEMBER 1985

#57

● STREET LIGHTS

LEGEND

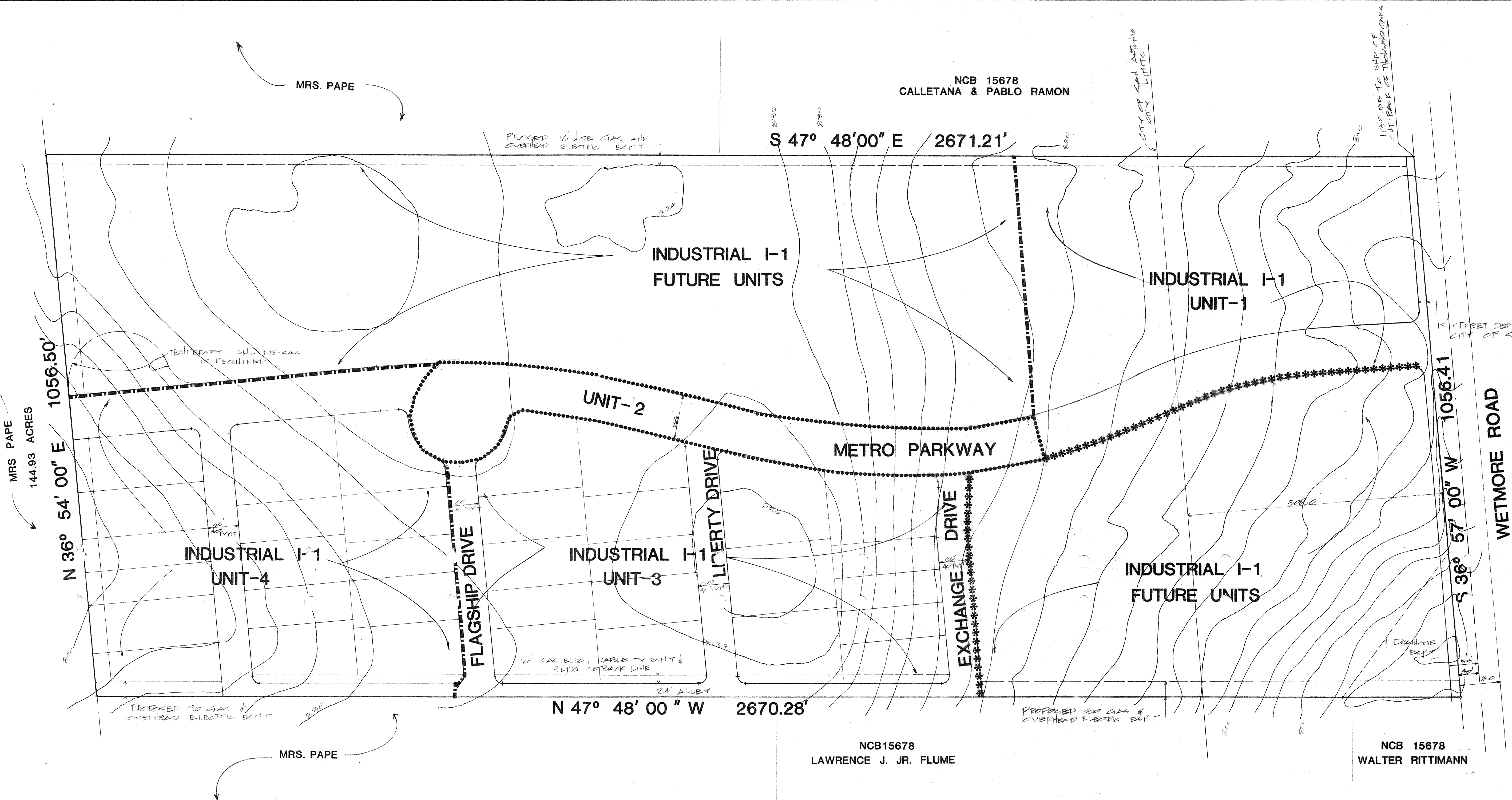
EXISTING CONTOURS — 822



ELMWOOD PROPERTIES
A DIVISION OF
QUINCY LEE INTERESTS

NOTES: WATER SERVICE WILL BE PROVIDED BY CITY WATER BOARD AND SANITARY SEWER SERVICE WILL BE PROVIDED BY THE CITY OF SAN ANTONIO

THE ALLEY S ARE TO TO BE USED AS PART OF THE CIRCULATION SYSTEM FOR THE ARTERIAL STREETS

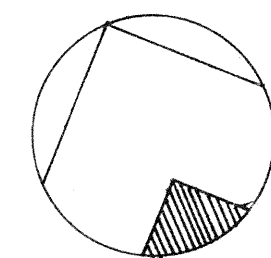


LEGEND

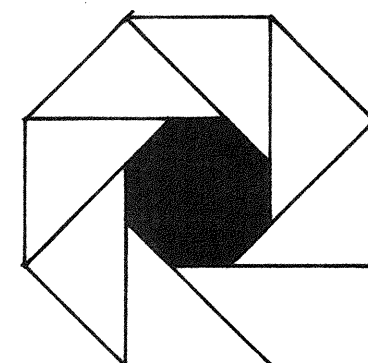
EXISTING CONTOURS — 822

NOTES: WATER SERVICE WILL BE PROVIDED BY CITY WATER BOARD AND SANITARY SEWER SERVICE WILL BE PROVIDED BY THE CITY OF SAN ANTONIO

THE ALLEY S ARE TO TO BE USED AS PART OF THE CIRCULATION SYSTEM FOR THE ARTERIAL STREETS



SCALE 1"=100'



ELMWOOD PROPERTIES
A DIVISION OF
QUINCY LEE INTERESTS

PRELIMINARY OVERALL DEVELOPMENT PLAN

WETMORE BUSINESS PARK
OFFICE-SERVICE CENTER DEVELOPMENT

CONSTRUCTION TIME TABLE

UNIT-1	UNDER CONSTRUCTION
UNIT-2	UNDER CONSTRUCTION
UNIT-3	FEBRUARY 1985
UNIT-4	AUGUST 1985
FUTURE UNITS	DECEMBER 1985

#57



JPA and Associates, Inc.
BUILDING DESIGN & PLANNING • CIVIL ENGINEERING • SURVEYING

442 BURESPONT
SAN ANTONIO, TEXAS 78218
512-341-2241

~~Plan~~ **Plan Submitted by P.F.**
INFORMATION SHEET FOR
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
(P.O.A.D.P.)

FILE NO. 83-18-62-28

(To be assigned by the Planning Dept.)

(QUINCY LEE INTEREST)

ELWOOD PROPERTIES

NAME OF DEVELOPER/SUBDIVIDER

San Geronimo

P.F.A. & Assoc. Inc.

NAME OF CONSULTANT

WETMORE BUSINESS PARK OFFICE

P.O.A.D.P. NAME

SERVICE CENTER DEVEL.

ADDRESS

PHONE NO.

ADDRESS

PHONE NO.

GENERAL LOCATION OF SITE ALONG THE WEST R.O.W. LINE OF WETMORE
ROAD 1135' SOUTH OF THE INTERSECTION WITH
THOUSAND OAKS

EXISTING ZONING (If Applicable) I-1

PROPOSED WATER SERVICE

- ☒ City Water Board
☐ Other District _____
Name
☐ Water Wells

PROPOSED LAND USE

- ☐ Single Family
☐ Duplex
☐ Multi-Family
☐ Business
☒ Industrial

PROPOSED SEWER SERVICE

- ☒ City of San Antonio
☐ Other System _____
Name
☐ Septic Tank(s)

DATE FILED Nov. 27, 1984

REVISIONS FILED: _____
(if applicable)

DUE DATE OF RESPONSE Dec. 26, 1984
(Within 20 working days of receipt)

DATE OF RESPONSE _____
(Within 15 working days of receipt)

Mar. 1986
(Date of expiration of plan, if no plats are
received within 18 months of the plan filing)

REVIEWED BY STAFF ON _____

COMMENTS: _____

NEEDED INFORMATION:

INFORMATION REQUESTED: The POADP as an overview of the developer's projected land use shall include, at least the following information:

- ☒ (a) perimeter property lines; clarify
☒ (b) name of the plan and the subdivisions;
☒ (c) scale;
☒ (d) proposed land use(s) by location and type;
☒ (e) existing and proposed circulation system of collector and arterial streets and their relationship to any adjacent major thoroughfares and any proposed alternative pedestrian circulation systems; sidewalks, lanes, paths, etc.);
☒ (f) the proposed source and type of sewage disposal and water supply;
☒ (g) contour lines at no greater than ten (10) foot intervals;
☒ (h) projected sequence of phasing; construction timetable
☒ (i) existing and/or proposed zoning classification(s);
☒ (j) known ownership and proposed development of adjacent undeveloped land; and
☒ (k) existing adjacent streets or development which impact upon access decisions within the proposed POADP.

DISTRIBUTION: TRAFFIC _____

TRANSPORTATION STUDY OFFICE _____

COMMENTS: 11-30-84 - Committee reviewed & agreed to postpone pending
additional info regarding ownership. Staff consensus was
to also discuss potential zoning in the area with andy. There
is concern regarding the extension of 86' and potential linkage with Thousand
Oaks 11-14-84

INFORMATION SHEET FOR
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
(P.O.A.D.P.)

FILE NO. 83-18-62-28
(To be assigned by the Planning Dept.)

WETMORE BUSINESS PARK
P.O.A.D.P. NAME
OFFICE-SERVICE CENTER DEVEL.

<u>QUINCY LEE INDUSTRIAL</u> NAME OF DEVELOPER/SUBDIVIDER	<u>7334 BLANCO RD. SUITE 105</u> ADDRESS	<u>349-3271</u> PHONE NO.
<u>SHEP LONG</u> <u>VICKREY & ASSOC. INC.</u> NAME OF CONSULTANT		

GENERAL LOCATION OF SITE ALONG THE WEST ROW. LINE OF WETMORE
RD. 1135.55' SOUTH OF ITS INTERSECTION WITH
THOUSAND OAKS

EXISTING ZONING (If Applicable) O.C.C. & I-1
applicant is requesting rezoning from P.U.D. to I-1

PROPOSED WATER SERVICE	PROPOSED LAND USE	PROPOSED SEWER SERVICE
<input checked="" type="checkbox"/> City Water Board <input type="checkbox"/> Other District _____ Name	<input type="checkbox"/> Single Family <input type="checkbox"/> Duplex <input type="checkbox"/> Multi-Family <input type="checkbox"/> Business <input checked="" type="checkbox"/> Industrial	<input checked="" type="checkbox"/> City of San Antonio <input type="checkbox"/> Other System _____ Name <input type="checkbox"/> Septic Tank(s)
<input type="checkbox"/> Water Wells		

DATE FILED Nov. 30, 1983
DUE DATE OF RESPONSE Dec. 29, 1983
(within 20 working days of receipt)

REVISIONS FILED Plan
(if applicable)
DATE OF RESPONSE 11-29-84
(within 10 working days of receipt)

May 1985
(Date of expiration of plan, if no plats are received within 18 months of the plan filing)

NEEDED INFORMATION:

INFORMATION REQUESTED: The POADP as an overview of the developer's projected land use, shall include, at least the following information:

- ☒ (a) perimeter property lines;
- ☒ (b) name of the plan and the subdivisions;
- ☒ (c) scale;
- ☒ (d) proposed land use(s) by location and type;
- ☒ (e) existing and proposed circulation system of collector and arterial streets and their relationship to any adjacent major thoroughfares and any proposed alternative pedestrian circulation systems: (side-walks, lanes, paths, etc.)
- ☒ (f) the proposed source and type of sewage disposal and water supply;
- ☒ (g) contour lines at no greater than ten (10) foot intervals;
- ☒ (h) projected sequence of phasing;
- ☒ (i) existing and/or proposed zoning classification(s);
- ☒ (j) known ownership and proposed development of adjacent undeveloped land; and
- ☒ (k) existing adjacent streets or development which impact upon access decisions within the proposed POADP.

Copies To all of Dean 12-1-83
Committee 12-6-83



CITY OF SAN ANTONIO

P O BOX 9066

SAN ANTONIO, TEXAS 78285

June 10, 1985

Applicant: P.F.A. & Assoc., Inc.
Sam Guido
Address: 442 Breesport
San Antonio, TX 78216

Wetmore Business Park ☐ Preliminary Plan
Re: Office Service Center ☒ P.O.A.D.P.

File #: 84-18-62-28 Revised May 31, 1985

The above has been reviewed by Planning and Traffic staff and it has been determined that it:

☐ is in general compliance with the Subdivision Regulations

☒ lacks compliance with the Subdivision Regulations regarding:

- ☐ Street layout
- ☐ Relation to adjoining street system
- ☐ Stub streets
- ☐ Street jogs or intersections
- ☐ Dead-end streets
- ☐ Cul-de-sac streets in excess of 500'

- ☐ Low density lots fronting onto major thoroughfares
- ☐ 24' alley(s)
- ☒ 36-10 ft Cul-de-sac for industrial development requires 100' centerline radius.

☐ See annotations/comments on attached copy of your plan.

☒ Comments: The cul-de-sac at the end of Investment Drive requires 100' centerline radius.

Please note that these are staff comments and not Planning Commission comments. This action does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

Michael C. O'Neal
Michael C. O'Neal
Planning Administrator
Current Planning Division



CITY OF SAN ANTONIO

P. O. BOX 9066

SAN ANTONIO, TEXAS 78285

December 11, 1984

Applicant: P.F.A. and Assoc., Inc.
Mr. Sam Guido
Address: 442 Breesport
San Antonio, Texas 78216

Wetmore Business Park ☐ Preliminary Plan
Re: Office Service Center ☒ P.O.A.D.P. revision
Development dated November 27, 1984
File #: 84-18-62-28

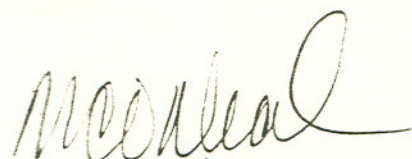
The above has been reviewed by Planning and Traffic staff and it has been determined that it:

- () is in general compliance with the Subdivision Regulations
- ☒ lacks compliance with the Subdivision Regulations regarding:
- | | |
|--|--|
| () Street layout | () Low density lots |
| () Relation to adjoining street system | fronting onto major thoroughfares |
| () Stub streets | () 24' alley(s) cul de sac |
| () Street jogs or intersections | <input checked="" type="checkbox"/> Provision of turn-arounds at Flagship Dr., Liberty Dr., and Exchange Dr. |
| () Dead-end streets | |
| () Cul-de-sac streets in excess of 500' | |

() See annotations/comments on attached copy of your plan.

() Comments: _____

Please note that these are staff comments and not Planning Commission comments. This action does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.


Michael C. O'Neal
Chief, Current Planning

sm



CITY OF SAN ANTONIO

P. O. BOX 5066
SAN ANTONIO, TEXAS 78285

Date: December 6, 1983

Applicant: Vickrey & Associates, Inc.
Mr. Shep Long
Address: 7334 Blanco Road
San Antonio, Texas 78216

Wetmore Business Park () Preliminary Plan
Office Service Center (X) P.O.A.D.P.

File #: 83-18-62-28

The above has been reviewed by Planning and Traffic staff and it has been determined that it:

() meets the P.O.A.D.P. requirements

() does not meet the P.O.A.D.P. requirements and does not constitute a POADP filing although it was submitted as a POADP. The lacking information is set out in the following section(s) of the Subdivision Regulations:

() 36-20D(a)	() 36-20D(e)	() 36-20D(i)
() 36-20D(b)	() 36-20D(f)	() 36-20D(j)
() 36-20D(c)	() 36-20D(g)	() 36-20D(k)
() 36-20D(d)	() 36-20D(h)	() _____

() is in general compliance with the Subdivision Regulations

(X) lacks compliance with the Subdivision Regulations regarding:

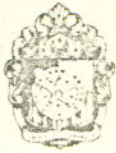
() Street layout	() Low density lots
() Relation to adjoining street system	fronting onto major thoroughfares
() Stub streets	() 24' alley(s)
() Street jogs or intersections	() _____
() Dead-end streets	_____
(X) Cul-de-sac streets in excess of 500'	_____

() See annotations/comments on attached copy of your plan.

() Comments: _____

Please note that these are staff comments and not Planning Commission comments. This action does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

By Shep Long



CITY OF SAN ANTONIO

P. O. BOX 9066

SAN ANTONIO TEXAS 78285

PFA and Assoc. Inc.

Applicant: Mr. Sam Guido

Address: 442 Boesport
S.A. Texas
78216

Westmore Business Park
Office Service Center ☒ Preliminary Plan
Re: ☒ P.O.A.D.P. Revision
dated

File #: 84-18-62-28

The above has been reviewed by Planning and Traffic staff and it has been determined that it:

- ☐ is in general compliance with the Subdivision Regulations
☒ lacks compliance with the Subdivision Regulations regarding:

- ☐ Street layout
☐ Relation to adjoining street system
☐ Stub streets
☐ Street jogs or intersections
☒ Dead-end streets
☐ Cul-de-sac streets in excess of 500'

- ☐ Low density lots fronting onto major thoroughfares
☐ 24' alley(s) *cul de sac*
☒ *Provision of turnarounds*
at Flagship Dr, Liberty Dr
& Exchange Dr.

☐ See annotations/comments on attached copy of your plan.

☐ Comments: _____

Please note that these are staff comments and not Planning Commission comments. This action does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

Michael C. O'Neal
Chief, Current Planning

sm

"AN EQUAL OPPORTUNITY EMPLOYER"

PRESTON, FISHER, ABRAHAMSON
& ASSOCIATES, INC.
SAN ANTONIO, TEXAS

LETTER OF TRANSMITTAL

(512) 341-2241

TO

PLANNING DEPT

RECEIVED

MAY 31 1985

DEPARTMENT OF PLANNING
Subdivision Section

DATE	5-31-85	JOB NO.
ATTENTION	Roy Ramon	
RE:	WETMORE BUSINESS PARK P.O.A.P.P.	

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:

- ☐ Shop drawings ☒ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of letter ☐ Change order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
5			P.O.A.P.P.

THESE ARE TRANSMITTED as checked below:

- ☐ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☒ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☐ For review and comment ☐ _____
☐ FOR BIDS DUE _____ 19____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

COPY TO _____

SIGNED: Sam J. Guido



VICKREY & ASSOCIATES, Inc.

CONSULTING ENGINEERS & SURVEYORS

7334 Blanco Road • Suite 109 • San Antonio, Texas 78216

(512) 349-3271

TO: CSA

DATE: Nov 30, 1983

PLANNING DEPT

PROJECT: WETMORE BUS. PK

ATTN: EDDIE

JOB NO.: 0748-01-11

We are sending you:

☐ Herewith
☐ Under Separate Cover
☐ By Mail
☒ By Messenger
☐ By _____

☐ Tracings
☐ Blue Line Prints
☐ Xerox Copies
☐ Other
☐ Other

☒ Plans
☐ Specifications
☐ Contracts
☐ Estimate No. _____
☐ Other _____

NO. OF COPIES	NO. OF SHEETS	LATEST DATE	DESCRIPTION
---------------	---------------	-------------	-------------

5	1		ROADP

RECEIVED
1983 NOV 30 PM 3:07
DEPT. OF PLANNING
CURRENT PLANNING
SECTION

These are sent:

☐ As per your request
☐ By request of _____

☐ For your information
☐ For signature

☐ For construction
☐ Other _____

Remarks:

REVISED PER YOUR INSTRUCTIONS

John Long
NOV 30 1983
DEPARTMENT OF PLANNING
Subdivision Section

Copies of: _____

TO: _____

186228

Received By: Ray Long

Date: _____ Submitted By: Shup Long

PRESTON, FISHER, ABRAHAMSON
& ASSOCIATES, INC.
SAN ANTONIO, TEXAS

LETTER OF TRANSMITTAL

(512) 341-2241

TO

PLANNING

DATE	<i>11/27/84</i>	JOB NO.	
ATTENTION	<i>EDDIE</i>		
RE:			
<i>WETMORE BUSINESS PARK</i>			
<i>ET</i>			

WE ARE SENDING YOU ☐ Attached ☐ Under separate cover via _____ the following items:

- ☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of letter ☐ Change order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
<i>5</i>			<i>MASTER PLAN</i>

THESE ARE TRANSMITTED as checked below:

- ☐ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☒ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☐ For review and comment ☐ _____
☐ FOR BIDS DUE _____ 19____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS

① it's needed for turn-around on north south street
②

COPY TO _____

SIGNED:

Sam J. Guido